

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: Christopher M. Gratz, Planner II

**SUBJECT:** Special Permit/Quasi-judicial, SE 4-1-03, Robin Anderson/Miami Dolphins, 7500 SW 30 Street, Generally located on the south side of SW 30 Street, approximately 750' east of University Drive.

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:** SE 4-1-03 Miami Dolphins 7500 SW 30 Street (CF)

**REPORT IN BRIEF:** The petitioner has requested a special permit in order to allow an 800 square foot temporary tent kitchen to be utilized for 24 months. The special permit is required because the Land Development Code does not address this unique request.

The Food Group Management Company is the new provider of professional dining services for the Miami Dolphins players, coaches, and staff. The Miami Dolphins training facility currently only provides for a food service area. The former provider operated from a mobile kitchen facility, and the new provider does not, and requires an area to prepare food on site. Plans for a permanent food preparation area within the training facility building are being devised, and should be implemented within two (2) years.

The proposed location for the temporary tent kitchen is near the loading area at the east side of the property. It is positioned so that use of the existing loading dock and dumpster will not be compromised. In addition, the location is screened by landscaping on the perimeter, and is only visible from an adjacent parking lot. The structure will be reviewed for safety by the Fire Marshall, and will be reviewed by the Building Department for compliance with applicable building codes. The tent kitchen is designed to be removed should a severe weather event occur.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the May 14, 2003, Planning and Zoning Board meeting, Vice-Chair Bender made a motion, seconded by Ms. Turin, to approve (Motion carried 4-0, Mr. Waitkus absent).

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Planning Report, Justification, Conceptual Site Plan, Land Use Map, Zoning and Aerial Map

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division Staff**  
**Report and Recommendation**

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**Applicant Information**

<b><u>Owner:</u></b>		<b><u>Agent:</u></b>	
<b>Name:</b>	Miami Dolphins	<b>Name:</b>	Robin Anderson Anderson Design Studios, Inc.
<b>Address:</b>	7500 SW 30 Street	<b>Address:</b>	233 East Acre Drive
<b>City:</b>	Davie, FL 33314	<b>City:</b>	Plantation, FL 33317
<b>Phone:</b>	(954) 452-7000	<b>Phone:</b>	(954) 584-3472

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**Background Information**

**Date of Notification:** May 7, 2003      **Number of Notifications:** 5

**Application History:** No deferrals have been requested.

**Application Request:** Special Permit pursuant to Section 12-35 of the Land Development Code, in order to allow an 800 square foot temporary tent kitchen to be utilized for 24 months.

**Address/Location:** 7500 SW 30 Street/Generally located on the south side of SW 30 Street, approximately 750' east of University Drive.

**Future Land Use Plan Map Designation:** Regional Activity Center (RAC)

**Zoning:** CF, Community Facilities District

**Existing/Proposed Use:** Miami Dolphins Training Facility

**Parcel Size:** 0.8314 acres (36,213 square feet)

	<b><u>Surrounding Uses:</u></b>	<b><u>Surrounding Land</u></b>
<b>North:</b>	Sunforest Apartments	<b><u>Use Plan Map Designations:</u></b>
<b>South:</b>	Nova Southeastern University	Residential (10 DU/AC)
<b>East:</b>	Nova Southeastern University	Regional Activity Center (RAC)
<b>West:</b>	Nova Southeastern University	Regional Activity Center (RAC)
		Regional Activity Center (RAC)

**Surrounding Zoning:**

**North:** RM-10, Medium Density Dwelling District  
**South:** CF, Community Facilities District  
**East:** CF, Community Facilities District  
**West:** CF, Community Facilities District

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**Zoning History****Previous Requests on same property:**

The plat, P 10-4-84 Nova University Plat No.1, was approved on March 6, 1985.

The site plan modification, SP 5-4-99 Miami Dolphins, was approved May 25, 1999.

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**Application Details**

The petitioner has requested a special permit in order to allow an 800 square foot temporary tent kitchen to be utilized for 24 months. The special permit is required because the Land Development Code does not address this unique request.

The Food Group Management Company is the new provider of professional dining services for the Miami Dolphins players, coaches, and staff. The Miami Dolphins training facility currently only provides for a food service area. The former provider operated from a mobile kitchen facility, and the new provider does not, and requires an area to prepare food on site. Plans for a permanent food preparation area within the training facility building are being devised, and should be implemented within two (2) years.

The proposed location for the temporary tent kitchen is near the loading area at the east side of the property. It is positioned so that use of the existing loading dock and dumpster will not be compromised. In addition, the location is screened by landscaping on the perimeter, and is only visible from an adjacent parking lot. The structure will be reviewed for safety by the Fire Marshall, and will be reviewed by the Building Department for compliance with applicable building codes. The tent kitchen is designed to be removed should a severe weather event occur.

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**Applicable Codes and Ordinances**

Section 12-308 of the Land Development Code, review for special permits.

Section 12-35 of the Land Development Code. Special uses are those uses which have some special impact or uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. A request for such use shall take the form of an application for special permit, processed in accordance with the regulations contained in Article X.

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## Comprehensive Plan Considerations

This parcel is inside the Regional Activity Center Future Land Use Plan designation that was adopted by Town Council in 1998.

**Planning Area:** The subject property falls within Planning Area 8. This Planning Area is the heart of Davie and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). It is bounded on the north by Nova Drive, south by Orange Drive, east by Florida's Turnpike, and west by University Drive. The planning area encompasses the downtown Davie Business District, where western theme architecture is required, the Davie Town Hall and Rodeo Arena, two large mobile home communities, and industrial land.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 99. The proposed use is temporary and does not require an amendment to the plat.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 10: Regional Activity Center Use, Policy 10-1:* The Regional Activity Center land use designation shall encourage large-scale development and redevelopment as well as small parcel infill development and redevelopment that facilitates a coordinated and balanced mix of land uses, providing for: educational facilities; a wide selection of housing types for all income ranges; shopping opportunities to meet the basic and expanded needs of students, residents, employees and visitors; research, training and other educational support uses; recreation; and employment opportunities, including the use of mix residential/nonresidential land uses.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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## Staff Analysis

The intent of a special permit application is for Town Council to review uses that are so unique that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. Staff finds that the use of a temporary tent kitchen is a compatible use on the subject site. Its use will not have an adverse impact on the Nova Southeastern University Campus or Sunforest Apartments, and furthermore the location is such that it is not visible from the public right-of-way. Staff has no objection to the use of the temporary tent kitchen until permanent accommodations can be made within the Miami Dolphins training facility.

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## Findings of Fact

### **Review for Special Permits:**

#### **Section 12-308(A) (1) (a):**

**The following findings of facts apply to the special permit request:**

- (i) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

*The proposed temporary tent kitchen is consistent with the intent of the Regional Activity Center Future Land Use Plan Map designation.*

- (ii) The proposed change will not create an unrelated an incompatible use;

*The proposed temporary tent kitchen is a use directly related to the Miami Dolphins training facility, and poses no incompatibilities with surrounding properties.*

- (iii) The proposed change will not adversely affect living conditions in the neighborhood or the town;

*The proposed temporary tent kitchen will have no adverse impacts on living conditions in the neighborhood or in the town.*

- (iv) The proposed change will not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

*No additional traffic will be generated by the use of a temporary tent kitchen at the Miami Dolphins training facility.*

- (v) The proposed change will not adversely affect surrounding property values;

*The proposed temporary tent kitchen will have no impact on surrounding property values.*

- (vi) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;

*The proposed temporary tent kitchen will not deter Nova Southeastern University or Sunforest Apartments from developing or improving their properties.*

- (vii) The proposed change does not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.

*This request is a temporary use that may be permitted it if is determined by the Town Council to be compatible with the surrounding uses.*

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### **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

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### **Planning and Zoning Board Recommendation**

At the May 14, 2003, Planning and Zoning Board meeting, Vice-Chair Bender made a motion, seconded by Ms. Turin, to approve (Motion carried 4-0, Mr. Waitkus absent).

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### **Town Council Action**

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### **Exhibits**

1. Justification
2. Conceptual Site Plan
3. Future Land Use Map
4. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_





ANDERSON DESIGN STUDIOS, INC.  
(954)914-6904 (954)584-3472  
✉ [adesigns@gate.net](mailto:adesigns@gate.net)

**SPECIAL PERMIT JUSTIFICATION  
MIAMI DOLPHINS TRAINING FACILITY  
TENT KITCHEN / TEMPORARY STRUCTURE**

Planning and Zoning Board  
and Town Council Members  
Town of Davie  
6591 Orange Drive  
Davie, Florida 33314

April 21, 2003

Dear Board and Council Members:

The following responses are provided relative to the Criteria for Reviewing Special Permits, pursuant to Section 27-804(f) of the Code of Ordinances, with the intention of installing a proposed tent structure with kitchen equipment at the existing Miami Dolphins Training Facility. We would like to request that this permit be granted for a period of 24 months.

- (1) Is the proposed special permit contrary to the adopted comprehensive plan, as amended, or any element or portion thereof?
- (2) Will it create an unrelated and incompatible adjacent use?

*The activities relative to the proposed outdoor tent structure/kitchen are similar to those now occurring in other parts of the existing building: preparation and serving of meals to team players, staff and visitors. We believe that this use is consistent with the Community Facility zoning designation and Regional Activity Center land use designation, and is not contrary to the comprehensive plan.*

- (3) Will it adversely affect living conditions in the neighborhood, or the town?

*The proposed tent structure will have no impact on adjacent properties, and will not be visible from any residential areas or from SW 30<sup>th</sup> Street. The site has landscape screening at the perimeter and the tent structure will be visible from the adjacent parking lot only through the chain link gates near the loading area at the east side of the property. See attached photographs/sketches.*

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- (4) Will it create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety?

*The tent structure/kitchen will be used to serve team members, staff and visitors who are currently being served in the existing Player's Lounge in the existing Training Facility. No additional traffic will be generated by this use.*

*The tent structure/kitchen has been discussed with the Fire Marshal and will be reviewed by the Davie Building Department for compliance with Life Safety, Fire Protection and Building Codes. The structure and equipment have been designed to be removed for storage in the event of an approaching hurricane, except for the new grease trap, which will be of permanent construction under the asphalt of the existing loading area.*

*The tent structure will be positioned in such a manner as to allow continued use of the existing loading dock, and unimpeded access to the existing dumpster container and enclosure. No impervious area is being added to the site, and therefore will cause no impact to drainage or stormwater management.*

- (5) Will it adversely affect surrounding property values?  
(6) Will it be a deterrent to the improvement or development of other property in accord with existing regulations?

*In that the proposed tent activities are compatible with other uses on the existing site and other local properties of a similar nature, and that the structure is not readily visible or unsightly, it is not expected that there will be any negative impact to surrounding property values or future development.*

- (7) Will it constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public?

*We believe that owners of similar properties meeting the criteria would be eligible to make a similar request, and do not believe that this request constitutes special privilege or has any negative impact on the welfare of the general public.*

Thank you for your time and consideration of this proposal. Please feel free to contact us at any time if you have any questions or comments.

Sincerely,



Robin Anderson  
Anderson Design Studios, Inc.  
Agent for the Miami Dolphins Training Facility

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March 18, 2003

David Abramson  
Department of Planning and Zoning  
Town of Davie

Letter of Intent

We have been retained by the Miami Dolphins to manage and operate professional dining services for its players, coaches and staff at their training facility located at 7500 S.W. 30<sup>th</sup> Street, Davie, Florida.

The Dolphins have expressed their desire to have a professionally managed food service program incorporating quality fresh food, attentive service, strict food safety and sanitation standards, and an experienced management company.

This desire has led to a commitment from the Dolphins to build a kitchen facility at their premises. The "build out" is scheduled for sometime within a year to possibly two years from now.

Our immediate intention is to construct a temporary kitchen facility within a 20' x 40' clear span tent. This tent will be located behind the training facility adjacent to the loading dock area. The tent will be certified by a structural engineer to meet or exceed the South Florida Building Codes for temporary tents in relation to lateral load & overturning moment and wind uplift calculations. The tent will also be commercially air-conditioned.

We will produce fresh food within this tent utilizing propane and/or electric NSF approved commercial cooking equipment, and serve the food from the existing equipment within the training facility.

Our goal is to complete construction of this tent by May 17, 2003.

Once the permanent kitchen has been constructed, some of the equipment will be re-located to the kitchen and the tent and air conditioners will be removed for utilization in our off premise catering of professional golf tournaments.

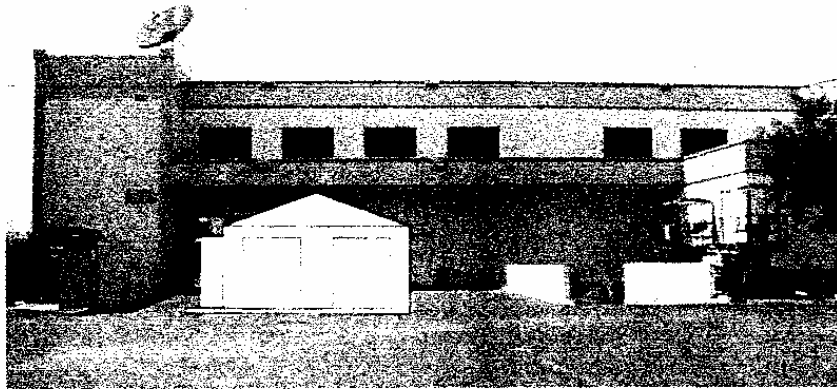
David A. Bowers, President

*A Division of Hospitality Events, Inc.*

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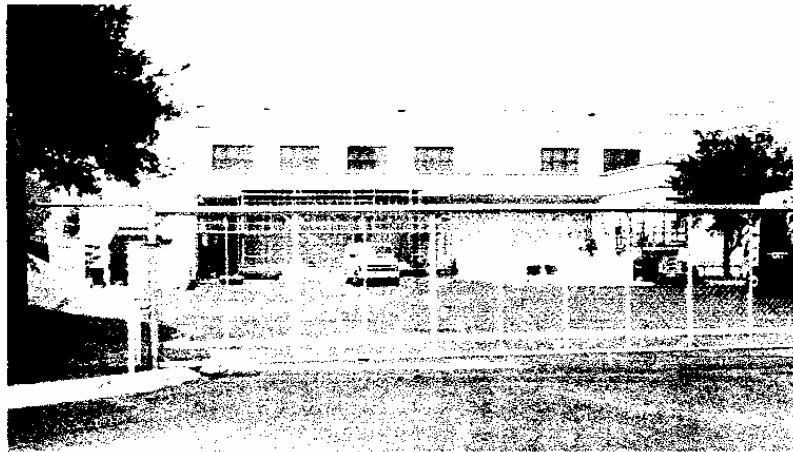
12000 N.W. 21st Street, Pembroke Pines, FL 33026  
Tel. (954) 433-1138. Fax: (954) 438-8218. E-Mail: [lcaterer@lbellsouth.net](mailto:lcaterer@lbellsouth.net)

**SPECIAL PERMIT JUSTIFICATION  
MIAMI DOLPHINS TRAINING FACILITY  
TENT KITCHEN  
PHOTOGRAPHS/SKETCHES**



**PHOTO 1 - VIEW FROM INSIDE OF SITE  
FACING WEST**

Sketch of tent structure shows approximate scale and location. Existing trash container is located to the left, existing loading dock is located to the right. See additional drawings for dimensions.



**PHOTO 2 - VIEW FROM OUTSIDE OF SITE  
FACING WEST, FROM UTILITY EASEMENT**

This photograph shows the existing loading dock area (with new trunk room under construction) as seen from the paved asphalt utility easement adjacent to the property. (Tent not shown in this photo for clarity.) This is the only location from which the new tent may be seen from outside of the site property lines.

**ANDERSON DESIGN STUDIOS, INC. 233 EAST ACRE DRIVE PLANTATION, FL 33317**

(cont.) **PHOTOGRAPHS**

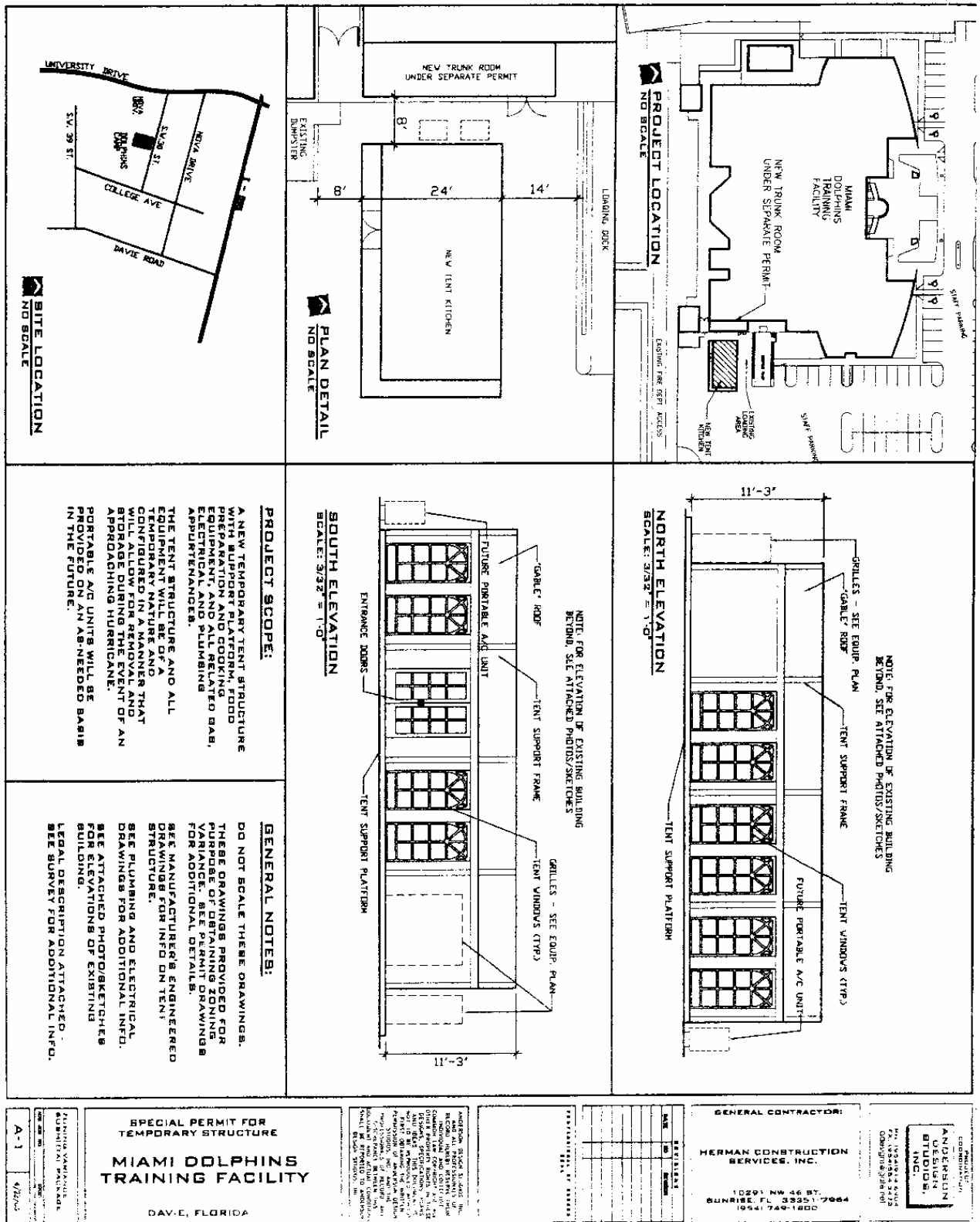


**PHOTO 3 - VIEW FROM OUTSIDE OF SITE  
FACING NORTH, FROM UTILITY EASEMENT**

This photograph shows the existing landscape screen which extends along the utility easement and along SW 30<sup>th</sup> Street, except at the location of the chain link gates shown in Photo 2. The tent structure and loading dock area cannot be seen through or above the hedge.

NOTE: The tent structure will not be visible from outside the site from the north, west or south. It will be visible from the east utility easement and adjacent parking lot only at the location of the chain link gates.

ANDERSON DESIGN STUDIOS, INC. 233 EAST ACRE DRIVE PLANTATION, FL 33317





**LEGAL DESCRIPTION**  
**MIAMI DOLPHINS TRAINING FACILITIES**

A portion of Parcel "A", NOVA UNIVERSITY NO. 1, according to the plat thereof, as recorded in Plat Book 146, Page 49, of the public records of Broward County, Florida, more fully described as follows:

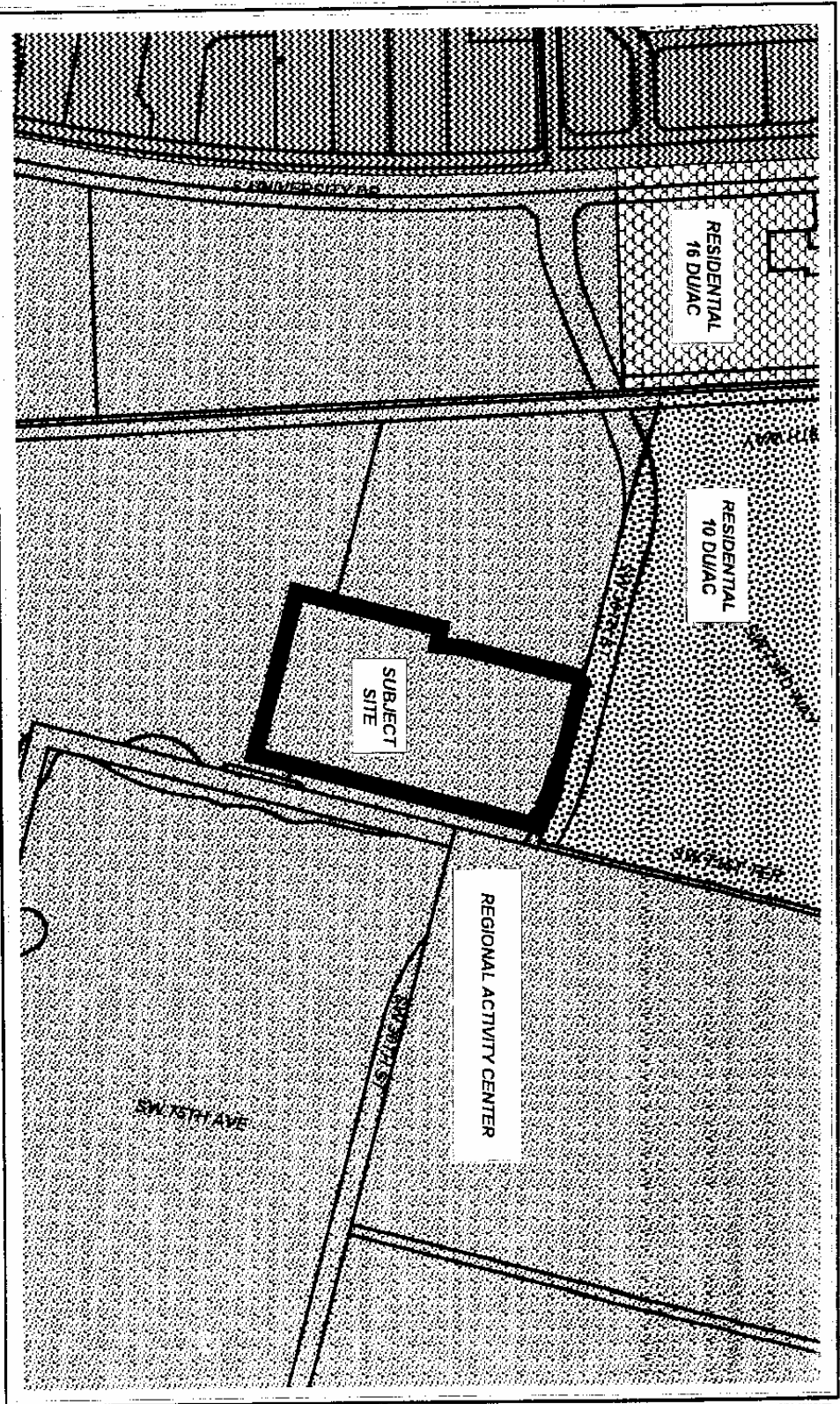
Commencing at a corner of said Parcel "A", said corner being the intersection of the North line of said Parcel "A" and the centerline of Southwest 71st Terrace, as shown on Sheet 2 of said NOVA UNIVERSITY NO. 1; thence Westerly on the North line of said Parcel "A", being a curve to the left, whose chord bears North 56°20'14" West, with a radius of 570.00 feet, a central angle of 06°31'04", an arc distance of 64.84 feet, to the point of Beginning; thence continuing Westerly on said North line and on said curve to the left, whose chord bears North 67°25'02" West, with a radius of 570.00 feet, a central angle of 15°38'32", an arc distance of 155.61 feet, to a point of tangency, thence North 75°14'18" West, on said North line, a distance of 290.20 feet; thence South 14°46'25" West, a distance of 355.47 feet; thence South 06°28'30" West, a distance of 70.14 feet; thence North 80°01'39" West, a distance of 49.89 feet; thence South 14°46'25" West, a distance of 422.97 feet; thence South 75°13'35" East, a distance of 483.49 feet; thence North 14°46'25" East, a distance of 831.01 feet, to the Point of Beginning.

Said lands situate, lying and being in Town of Davie, Broward County, Florida, and containing 393,615 square feet or 9.0362 acres more or less.

**LEGAL DESCRIPTION PROVIDED FOR CONVENIENCE ONLY.  
 SEE ATTACHED SURVEY FOR ADDITIONAL INFORMATION**

<b>SPECIAL PERMIT FOR          TEMPORARY STRUCTURE</b>  <b>MIAMI DOLPHINS          TRAINING FACILITY</b>  DAVIE, FLORIDA		APPROVED FOR THE CITY OF MIAMI MAY 19 1984 CITY ENGINEER J. J. HARRIS	APPROVED FOR THE COUNTY OF MIAMI MAY 19 1984 COUNTY ENGINEER J. J. HARRIS	APPROVED FOR THE STATE OF FLORIDA MAY 19 1984 STATE ENGINEER J. J. HARRIS	APPROVED FOR THE CITY OF MIAMI MAY 19 1984 CITY ENGINEER J. J. HARRIS	APPROVED FOR THE COUNTY OF MIAMI MAY 19 1984 COUNTY ENGINEER J. J. HARRIS	APPROVED FOR THE STATE OF FLORIDA MAY 19 1984 STATE ENGINEER J. J. HARRIS
SPECIAL PERMIT FOR TEMPORARY STRUCTURE MIAMI DOLPHINS TRAINING FACILITY DAVIE, FLORIDA		GENERAL CONTRACTOR:  HERMAN CONSTRUCTION SERVICES, INC.  10251 NW 46 ST. SUNRISE, FL 33351-7964 (954) 749-1800					





400 0 400 800 Feet

Planning & Zoning Division - GIS

**SPECIAL PERMIT**  
**SE 4-1-03**  
**Future Land Use Map**

Prepared by: JD  
 Date Prepared: 5/1/03

Date Flown:  
12/31/00

Planning & Zoning Division - GIS

**SPECIAL PERMIT**  
**SE 4-1-03**  
**Zoning and Aerial Map**

Prepared by: JD  
Date Prepared: 5/1/03

